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| <p>UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY</p> <hr/> <p>Caption in Compliance with D.N.J. LBR 9004-1(b) Greenblatt, Lieberman, Richards & Weishoff, LLC Attn: Travis J. Richards, Esq. (TR-2556) 203 High Street Mount Holly, New Jersey 08060 Tel. (609) 267-1301 Fax. (609) 267-1305 Email Nick@WR.legal Counsel for Bayview Court Apartments</p> | |
| <p>In Re:</p> <p>Melissa L. Talansky</p> | <p>Case No.: 22-19579</p> <p>Chapter: 13</p> <p>Hearing Date: February 14, 2023</p> <p>Judge: Jerrold N. Poslusny, Jr.</p> |

**CERTIFICATION OF LANDLORD IN SUPPORT
OF MOTION FOR RELIEF FROM THE AUTOMATIC STAY**

I, Susan Yashenko, manager for Bayview Court Apartments, landlord in the above captioned case, submit this Certification in support of the Motion for Relief from the Automatic Stay.

1. I am fully familiar with the debtor's rental payment history because I am the landlord of the property rented by her.
2. The property is located at: 555 Shore Road, Apartment 161, Somers Point, New Jersey 08244.
3. The debtor filed for Bankruptcy on December 2, 2022.

4. Pre-petition:

☒ I started an eviction action in the New Jersey state court and a copy of the complaint is attached as Exhibit A, or

☐ I did not start an eviction action.

5. Pre-petition:

☐ I obtained a Judgment for Possession and a copy of the Judgment is attached as Exhibit B, or

☒ I did not obtain a Judgment for Possession

6. I am seeking relief from the automatic stay to:

☐ enforce the Judgment of Possession;

☒ pursue my state court rights because of the debtor's nonpayment of rent;

7. The amount of the debtor's monthly rental payment is \$1,445.00

8. Pre-petition, the debtor owed rent totaling \$4,166.00, which represents unpaid rent for nearly three (3) months.

9. The debtor's post-petition payment history is as follows:

| | Amount Due | Payment Due Date | Date Payment Received | Amount Received | How Payment Was Applied |
|---|------------|------------------|-----------------------|-----------------|-------------------------|
| 1 | \$1445.00 | January 1, 2023 | | \$0.00 | n/a |

10. Post-petition, the debtor owes rent totaling \$1,624.50, which represents unpaid rent and charges for one (1) month.

11. The debtor's failure to pay rent is cause for relief from the automatic stay.

12. Through this motion, I request relief from the automatic stay so I may initiate or continue an action in the state court to remove debtor from the rented premises.

I certify under penalty of perjury that the above is true.

Date: January 17, 2023

/s/ Susan Yashenko
Signature of Landlord